

**RESOLUTION NO. P18-04**

**A RESOLUTION REGARDING THE PARKDALE PRELIMINARY PLAT,  
ADOPTING CERTAIN FINDINGS OF FACT AND CONCLUSIONS  
FAVORABLE TO THE PRELIMINARY PLAT.**

**WHEREAS**, the Planning Commission of the Town of Erie, Colorado, considered the Parkdale Preliminary Plat on Wednesday, February 21, 2018 on the application of OEO, LLC, 7353 South Alton Way, Suite, Centennial, CO 80112, such Preliminary Plat being a plat of the following real property; to wit:

A Portion of Section 36, Township 1 North, Range 69 West of the 6<sup>th</sup> Principle Meridian, Town of Erie, County of Boulder, State of Colorado.

**WHEREAS**, the Preliminary Plat is detailed on the attached "Exhibit A" Parkdale Preliminary Plat; and

**WHEREAS**, said Parkdale Preliminary Plat is incorporated herein and made part hereof by this reference.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF ERIE, COLORADO, as follows:**

**Section 1. Findings of Fact.**

1. The applicant's application and supporting documents are in substantial compliance with Section 7.7.C of Title 10, Town of Erie Municipal Code.
2. The Town of Erie Municipal Code shall be followed in the development of the property.
3. A development agreement will be required at such time as the property is approved for the final plat.
4. The Preliminary Plat as proposed, subject to the following conditions, will preserve the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado.
  - a. A Surface Use Agreement between the owner of Parkdale and any mineral rights owners allowing full use of the surface as shown in the Preliminary Plat shall be required prior to Final Plat recordation.
  - b. All existing encumbrances on proposed lots shall be vacated, removed, and/or relocated prior to Final Plat recordation.
  - c. Improvements, landscaping, and trails within existing easements or encumbered areas to remain shall be acceptable to the easement owner or entitled entity and the Town prior to Final Plat recordation.

- d. Easements for off-site infrastructure improvements shall be required prior to Final Plat recordation.
- e. At final plat and building permit the applicant shall follow recommendations made by CTL Thompson in the soils and geotechnical reports and the Colorado Geological Survey (CGS) recommendations.
- f. Access permits for the SH 7 intersections shall be obtained from CDOT prior to Final Plat recordation.
- g. Technical corrections to the Parkdale Preliminary Plat shall be made to the Town's satisfaction

**Section 2. Conclusions and Order Recommending Approval of the Parkdale Preliminary Plat to the Board of Trustees.**

- 1. Based on the above Findings of Fact, the Planning Commission hereby forwards the Parkdale Preliminary Plat application to the Board of Trustees with the Planning Commission's recommendation for approval with the conditions of approval listed above.

**INTRODUCED, READ, SIGNED AND APPROVED this 21<sup>st</sup> day of February, 2018.**

TOWN OF ERIE, PLANNING COMMISSION



J. Eric Bottenhorn, Chairman

ATTEST:



Melinda Helmer, Secretary

EXHIBIT A

**OVERALL BOUNDARY DESCRIPTION:**

A PARCEL OF LAND LOCATED IN SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 BEING S 89°56'15" E AND MONUMENTED AS FOLLOWS:

-NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

-CENTER 1/4 CORNER OF SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

BEGINNING AT SAID NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

THENCE ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 36 THE FOLLOWING TWO (2) COURSES;

1) S 89°56'15" E A DISTANCE OF 1319.94 FEET TO SAID CENTER 1/4 CORNER OF SECTION 36 TO A POINT BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846;

2) N 89°00'36" E A DISTANCE OF 1341.46 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846;

THENCE N 00°18'01" W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36 A DISTANCE OF 1323.17 FEET TO THE NORTHWEST CORNER OF TRACT R-9 OF A PLAT OF SURVEY RECORDED AT RECEPTION NO. 90807363, BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

THENCE N 89°59'59" E ALONG THE NORTHERLY LINE OF SAID TRACT R-9 A DISTANCE OF 659.84 FEET TO THE NORTHWEST CORNER OF TRACT A, BLOCK 1, MUHR SUBDIVISION, A SUBDIVISION RECORDED AT RECEPTION NO. 03235164, BEING A FOUND 1.5" ALUMINUM CAP, PLS 25614;

THENCE S 00°00'51" E ALONG THE WESTERLY LINE OF SAID TRACT A, BLOCK 1 AND THE WESTERLY LINE OF LOT 1, BLOCK 1 OF SAID MUHR SUBDIVISION A DISTANCE OF 1321.63 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, BEING A FOUND 1.5" ALUMINUM CAP ON A NO. 5 REBAR, PLS 28283;

THENCE S 68°15'16" E ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 1 A DISTANCE OF 421.85 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON RAILROAD AS DESCRIBED IN BOOK 113, PAGE 407, SAID RIGHT-OF-WAY LINE ALSO DESCRIBED IN A DEED RECORDED AT RECEPTION NO. 551020, SAID POINT BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

THENCE ALONG SAID WESTERLY RAILROAD RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A CHORD OF S 23°55'02" W 413.13 FEET, A RADIUS OF 5450.80 FEET, AN ARC OF 413.22 FEET, AND A DELTA OF 04°20'37" TO A POINT BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

THENCE S 26°13'11" W ALONG SAID WESTERLY RAILROAD RIGHT-OF-WAY LINE A DISTANCE OF 525.34 FEET TO A POINT BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE DESCRIBED IN A DEED RECORDED AT RECEPTION NO. 551020 ALONG A CURVE TO THE RIGHT HAVING A CHORD OF S 46°29'50" W 461.81 FEET, A RADIUS OF 666.26 FEET, AN ARC OF 471.59 FEET, AND A DELTA OF 40°33'18" TO A POINT ON THE NORTHERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 1059115;

THENCE ALONG SAID BOUNDARY RECORDED AT RECEPTION NO. 1059115 THE FOLLOWING FOUR (4) COURSES:

1) N 89°44'25" E A DISTANCE OF 219.91 FEET TO A POINT BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

2) S 28°59'44" W A DISTANCE OF 83.70 FEET TO A POINT BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

3) S 89°36'29" W A DISTANCE OF 371.00 FEET TO A POINT BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

4) S 26°47'29" W A DISTANCE OF 1320.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 7 (AKA BASELINE ROAD), BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

THENCE S 89°36'29" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 850.33 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36;

THENCE N 00°20'01" W ALONG SAID WEST LINE A DISTANCE OF 1241.06 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP AS AN 11" WITNESS CORNER, RLS 4846;

THENCE N 89°49'19" W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 A DISTANCE OF 1319.99 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, BEING A FOUND 1.5" ALUMINUM CAP, RLS 4846;

THENCE N 00°14'20" W ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 A DISTANCE OF 664.52 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 1147886, BEING A FOUND 1.5" ALUMINUM CAP ON NO. 5 REBAR, RLS 4846;

THENCE S 89°50'01" W ALONG THE NORTHERLY LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 1147886 AND ALONG THE NORTHERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2377724 A DISTANCE OF 1322.37 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36;

THENCE N 00°12'21" W ALONG SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 36 A DISTANCE OF 654.37 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 36, BEING A FOUND 3.25" ALUMINUM CAP, RLS 4846 IN RANGE BOX;

THENCE N 00°27'02" W ALONG WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 36 A DISTANCE OF 1344.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, BEING A FOUND 2" ALUMINUM CAP AS A 30' WITNESS CORNER, PLS 28273;

THENCE S 89°58'46" E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36 A DISTANCE OF 1332.28 FEET THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 36, BEING A FOUND 2" ALUMINUM CAP, PLS 28273;

THENCE S 00°04'29" W ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 36 A DISTANCE OF 1345.89 FEET TO THE POINT OF BEGINNING

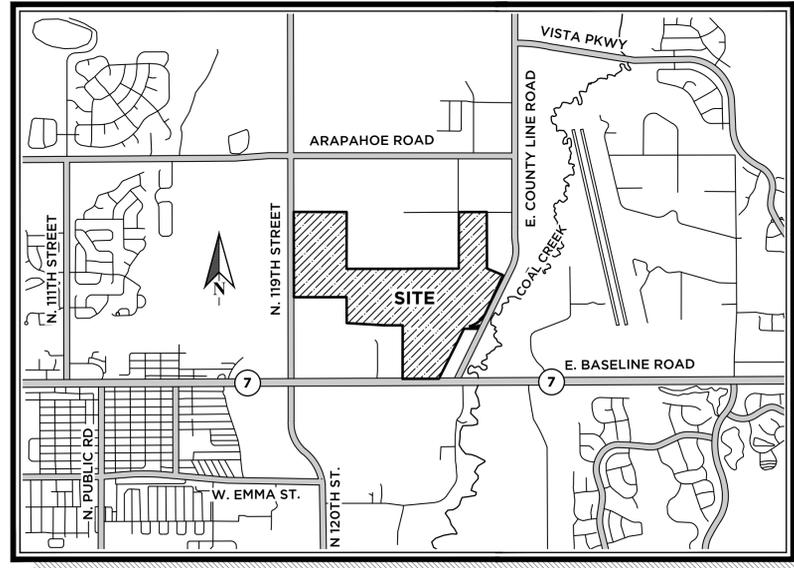
THE ABOVE DESCRIBED PARCEL CONTAINS A GROSS AREA OF 9,516,935 SQUARE FEET, OR 218.4788 ACRES MORE OR LESS.

**NOTES:**

- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S CERTIFICATE SHOWN HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY KT ENGINEERING, INC. TO DETERMINE OWNERSHIP OF THIS TRACT OR TO VERIFY THE DESCRIPTION HEREON, OR THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR EASEMENTS OF RECORD. FOR
- KT ENGINEERING HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS RECORDED/UNRECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE INSURANCE COMMITMENT(S) MAY DISCLOSE. KT ENGINEERING RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER: NCS-850718-CO, EFFECTIVE DATE: MAY 09, 2017 AT 5:00 PM.
- THE LINEAL UNITS USED ON THIS SURVEY ARE U.S. SURVEY FEET, THE BEARINGS ARE IN DEGREES-MINUTES-SECONDS.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 36 BEARS S 89°36'44" W AS SHOWN HEREON. BEARINGS ARE GRID BASED ON NAD 83 (2011) (EPOCH: 2010.0000), COLORADO STATE PLANE NORTH ZONE 0501.

# PARKDALE PRELIMINARY PLAT

LOCATED IN SECTION 36,  
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,  
COUNTY OF BOULDER, STATE OF COLORADO  
218.48 ACRES - 633 LOT / 54 TRACTS  
PP-000894-2017



**VICINITY MAP**

1" = 2000'

**NOTES CONTINUED:**

- COORDINATE DATUM: PROJECT COORDINATES ARE GROUND BASED MODIFIED NAD 83 (2011) (EPOCH: 2010.0000), COLORADO STATE PLANE NORTH ZONE 0501. THE POINT OF ORIGIN FOR SCALING THE PROJECT TO GRID DISTANCES WAS SET AS THE CENTER 1/4 CORNER OF SECTION 36, TOWNSHIP 1 N, RANGE 69 W OF THE 6TH P.M. BEING MONUMENTED AS FOLLOWS: 2.5" ALUMINUM CAP ON A 3/4" REBAR, "RLS 4846." SAID POINT HAS COLORADO STATE PLANE NORTH ZONE COORDINATES OF N: 1245868.3460 E: 3121837.0864 AND A GROUND TO GRID COMBINED SCALE FACTOR OF 0.99972350. LOCAL COORDINATES MATCH GRID COORDINATES AT THIS POINT. THE CONVERGENCE ANGLE AT SAID POINT IS 0.28103142 DEGREES.
- AREA OF THIS SURVEY IS 9,516,935 S.F. OR 218.4788 ACRES MORE OR LESS.
- DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A UNITED STATES (U.S.) FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- TWO WELLS WERE LOCATED WITHIN THE PROJECT BOUNDARY. ARAPAHOE MC#36-5 IS TO BE ABANDONED AND DONEY MC#36-10 IS TO REMAIN OPERATIONAL WITHIN TRACT AV.
- ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP PANEL 0443J, MAP NO. 08013C0443J (REVISED TO REFLECT LOMR, EFFECTIVE: DECEMBER 28, 2012.) NO PORTION OF THE SITE LIES WITHIN THE 100 YR FLOODPLAIN.
- LOCATIONS OF WETLANDS ARE PLOTTED HERON. PER THE U.S. FISH AND WILDLIFE SERVICE NATIONAL INVENTORY MAP THE WETLANDS ARE CLASSIFIED AS SEASONALLY FLOODED PALUSTRINE EMERGENT (PEMC). WETLANDS BOUNDARIES HAVE BEEN FIELD LOCATED BY AN QUALIFIED ECOLOGIST. NO MARKERS WERE FOUND. LIMITS SHOWN HEREON PROVIDED BY QUALIFIED ECOLOGIST.
- THE APPARENT GOODHUE DITCH RUNS EAST-WEST ALONG THE SOUTHERN PROPERTY LINE OF THE RICHARD SCHILLAWSKI WITHOUT THE BENEFIT OF RECORDED EASEMENT.
- BLANKET PUBLIC ACCESS EASEMENTS TO BE GRANTED OVER TRACTS A, B, C, H, I, J, K, O, P, Q, T, U, V, W, X, Y, Z, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AU, AX, AY, AZ.
- BLANKET DRAINAGE EASEMENTS TO BE GRATED OVER TRACTS A, I, L, M, P, Q, R, S, T, AB, AC, AR, AU, AZ.
- BLANKET UTILITY EASEMENTS TO BE GRANTED OVER TRACTS U AND W.

**LAND SUMMARY CHART:**

TYPE	AREA (AC)	% OF TOTAL
RESIDENTIAL AREAS	83.65 AC	38.3 %
POCKET PARKS	2.85 AC	1.3 %
OUTLOT - OIL & GAS	7.83 AC	3.6 %
OPEN SPACE	68.28 AC	31.3 %
PUBLIC R.O.W.	54.08 AC	24.8 %
PRIVATE ALLEYS	1.39 AC	0.6 %
FUTURE DEVELOPMENT	0.40 AC	0.2 %
<b>TOTAL:</b>	<b>218.48 AC</b>	<b>100 %</b>

**PARKS AND OPEN SPACE SUMMARY CHART:**

TYPE	REQUIRED (AC)	PROVIDED (AC)
POCKET PARKS	0.91 AC	2.85 AC
NEIGHBORHOOD PARK	5.49 AC	0.00 AC
COMMUNITY PARKS	9.15 AC	0.00 AC
OPEN SPACE	31.10 AC	39.95 AC

**TRACT SUMMARY CHART:**

TRACT	AREA SF	AREA AC	USE	OWNERSHIP	MAINTENANCE
TRACT A	145,354 SF	3.337 AC	LANDSCAPE / DRAINAGE	DISTRICT / HOA	DISTRICT / HOA
TRACT B	6,000 SF	0.138 AC	OPEN SPACE	DISTRICT / HOA	DISTRICT / HOA
TRACT C	6,000 SF	0.138 AC	OPEN SPACE	DISTRICT / HOA	DISTRICT / HOA
TRACT D	NOT USED IN PRELIMINARY PLAT (RESERVED FOR USE IN FINAL PLAT)				
TRACT E	NOT USED IN PRELIMINARY PLAT (RESERVED FOR USE IN FINAL PLAT)				
TRACT F	NOT USED IN PRELIMINARY PLAT (RESERVED FOR USE IN FINAL PLAT)				
TRACT G	8,703 SF	0.200 AC	OPEN SPACE	DISTRICT / HOA	DISTRICT / HOA
TRACT H	12,919 SF	0.297 AC	POCKET PARK	DISTRICT / HOA	DISTRICT / HOA
TRACT I	145,008 SF	3.329 AC	LANDSCAPE, DRAINAGE, DETENTION	DISTRICT / HOA	DISTRICT / HOA
TRACT J	12,102 SF	0.278 AC	OPEN SPACE	DISTRICT / HOA	DISTRICT / HOA
TRACT K	6,600 SF	0.152 AC	OPEN SPACE	DISTRICT / HOA	DISTRICT / HOA
TRACT L	13,734 SF	0.315 AC	OPEN SPACE, DRAINAGE	DISTRICT / HOA	DISTRICT / HOA
TRACT M	24,693 SF	0.567 AC	OPEN SPACE, DRAINAGE	DISTRICT / HOA	DISTRICT / HOA
TRACT N	67,373 SF	1.547 AC	LANDSCAPE, DRAINAGE	DISTRICT, HOA	DISTRICT, HOA
TRACT O	6,600 SF	0.152 AC	OPEN SPACE	DISTRICT / HOA	DISTRICT / HOA
TRACT P	9,346 SF	0.215 AC	LANDSCAPE, DISTRICT DIRECTOR'S PARCEL	DISTRICT / HOA	DISTRICT / HOA
TRACT Q	56,050 SF	1.287 AC	OPEN SPACE, DRAINAGE	DISTRICT / HOA	DISTRICT / HOA
TRACT R	3,199 SF	0.073 AC	LANDSCAPE, DRAINAGE	DISTRICT, HOA	DISTRICT, HOA
TRACT S	11,974 SF	0.275 AC	OPEN SPACE, DRAINAGE	TOWN OF ERIE	DISTRICT / HOA
TRACT T	134,765 SF	3.094 AC	OPEN SPACE, DRAINAGE	TOWN OF ERIE	DISTRICT / HOA
TRACT U	38,473 SF	0.883 AC	OPEN SPACE, DRAINAGE	DISTRICT / HOA	DISTRICT / HOA
TRACT V	46,103 SF	1.058 AC	POCKET PARK	DISTRICT / HOA	DISTRICT / HOA
TRACT W	40,371 SF	0.927 AC	OPEN SPACE, DRAINAGE	DISTRICT / HOA	DISTRICT / HOA
TRACT X	24,318 SF	0.558 AC	OPEN SPACE	DISTRICT / HOA	DISTRICT / HOA
TRACT Y	44,761 SF	1.028 AC	OPEN SPACE	DISTRICT / HOA	DISTRICT / HOA
TRACT Z	17,343 SF	0.398 AC	FUTURE DEVELOPMENT	PRIVATE	PRIVATE
TRACT AA	NOT USED IN PRELIMINARY PLAT (RESERVED FOR USE IN FINAL PLAT)				
TRACT AB	48,478 SF	1.113 AC	OPEN SPACE, DRAINAGE	DISTRICT / HOA	DISTRICT / HOA
TRACT AC	154,480 SF	3.546 AC	OPEN SPACE, DRAINAGE	DISTRICT / HOA	DISTRICT / HOA
TRACT AD	5,252 SF	0.121 AC	PRIVATE ALLEY, UTILITIES	DISTRICT / HOA	DISTRICT / HOA
TRACT AE	4,170 SF	0.096 AC	OPEN SPACE	DISTRICT / HOA	DISTRICT / HOA
TRACT AF	6,630 SF	0.152 AC	PRIVATE ALLEY, UTILITIES	DISTRICT / HOA	DISTRICT / HOA
TRACT AG	4,855 SF	0.111 AC	PRIVATE ALLEY, UTILITIES	DISTRICT / HOA	DISTRICT / HOA
TRACT AH	4,827 SF	0.111 AC	PRIVATE ALLEY, UTILITIES	DISTRICT / HOA	DISTRICT / HOA
TRACT AI	8,035 SF	0.184 AC	OPEN SPACE	DISTRICT / HOA	DISTRICT / HOA
TRACT AJ	4,803 SF	0.110 AC	PRIVATE ALLEY, UTILITIES	DISTRICT / HOA	DISTRICT / HOA
TRACT AK	6,630 SF	0.152 AC	PRIVATE ALLEY, UTILITIES	DISTRICT / HOA	DISTRICT / HOA
TRACT AL	4,775 SF	0.110 AC	PRIVATE ALLEY, UTILITIES	DISTRICT / HOA	DISTRICT / HOA
TRACT AM	6,630 SF	0.152 AC	PRIVATE ALLEY, UTILITIES	DISTRICT / HOA	DISTRICT / HOA
TRACT AN	4,748 SF	0.109 AC	PRIVATE ALLEY, UTILITIES	DISTRICT / HOA	DISTRICT / HOA
TRACT AO	6,630 SF	0.152 AC	PRIVATE ALLEY, UTILITIES	DISTRICT / HOA	DISTRICT / HOA
TRACT AP	33,532 SF	0.770 AC	POCKET PARK	DISTRICT / HOA	DISTRICT / HOA
TRACT AQ	4,720 SF	0.108 AC	PRIVATE ALLEY, UTILITIES	DISTRICT / HOA	DISTRICT / HOA
TRACT AR	104,268 SF	2.394 AC	OPEN SPACE, DRAINAGE	DISTRICT / HOA	DISTRICT / HOA
TRACT AS	41,714 SF	0.958 AC	OPEN SPACE	DISTRICT / HOA	DISTRICT / HOA
TRACT AT	NOT USED IN PRELIMINARY PLAT (RESERVED FOR USE IN FINAL PLAT)				
TRACT AU	1,674,109 SF	38.432 AC	OPEN SPACE, DRAINAGE, DETENTION	TOWN OF ERIE	TOWN OF ERIE
TRACT AV	340,903 SF	7.826 AC	OIL AND GAS OPERATIONS	EXTRACTION	EXTRACTION
TRACT AW	6,533 SF	0.150 AC	OPEN SPACE, DISTRICT CONTROL PARCEL	DISTRICT / HOA	DISTRICT / HOA
TRACT AX	54,901 SF	1.260 AC	LANDSCAPE	DISTRICT, HOA	DISTRICT, HOA
TRACT AY	31,713 SF	0.728 AC	POCKET PARK	DISTRICT / HOA	DISTRICT / HOA
TRACT AZ	71,965 SF	1.652 AC	OPEN SPACE, DRAINAGE	DISTRICT / HOA	DISTRICT / HOA
TRACT BA	NOT USED IN PRELIMINARY PLAT (RESERVED FOR USE IN FINAL PLAT)				
TRACT BB	NOT USED IN PRELIMINARY PLAT (RESERVED FOR USE IN FINAL PLAT)				

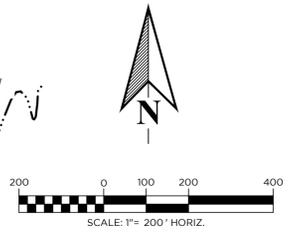
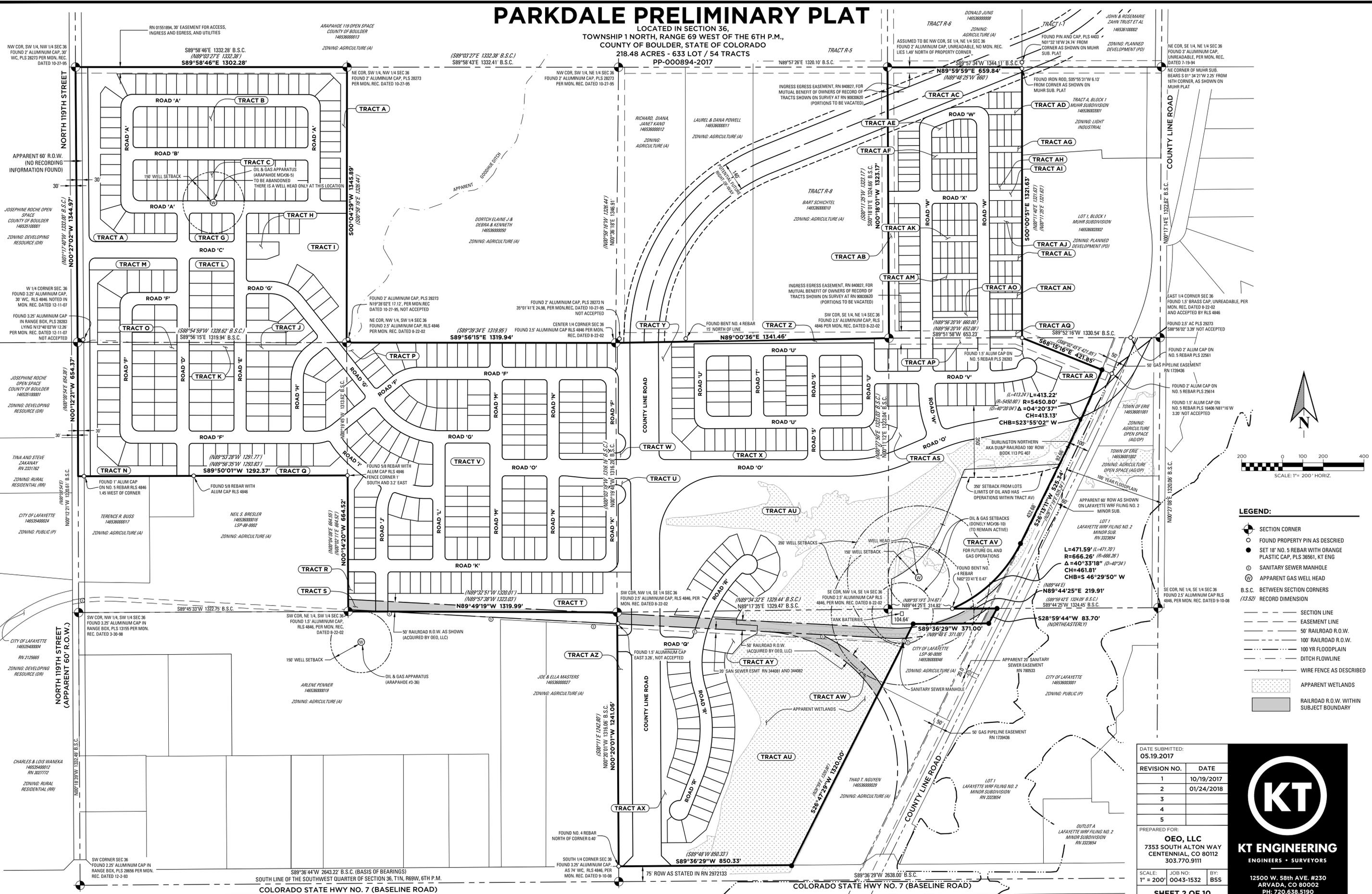
DATE SUBMITTED: <b>05.19.2017</b>	
REVISION NO.	DATE
1	10/09/2017
2	01/24/2018
3	
4	
5	
PREPARED FOR: <b>OEO, LLC</b> 7353 SOUTH ALTON WAY CENTENNIAL, CO 80112 303.770.9111	
SCALE: 1" = N/A	JOB NO: 0043-1532
BY: BSS	
<b>SHEET 1 OF 10</b>	

**KT ENGINEERING**  
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190

# PARKDALE PRELIMINARY PLAT

LOCATED IN SECTION 36,  
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,  
COUNTY OF BOULDER, STATE OF COLORADO  
218.48 ACRES - 633 LOT / 54 TRACTS  
PP-000894-2017



- LEGEND:**
- SECTION CORNER
  - FOUND PROPERTY PIN AS DESCRIBED
  - SET 18" NO. 5 REBAR WITH ORANGE PLASTIC CAP, PLS 36561, KT ENG
  - SANITARY SEWER MANHOLE
  - ⊕ APPARENT GAS WELL HEAD
  - B.S.C. BETWEEN SECTION CORNERS (1/3.52) RECORD DIMENSION
  - SECTION LINE
  - - - EASEMENT LINE
  - - - 50' RAILROAD R.O.W.
  - - - 100' RAILROAD R.O.W.
  - - - 100 YR FLOODPLAIN
  - - - DITCH FLOWLINE
  - - - WIRE FENCE AS DESCRIBED
  - ▨ APPARENT WETLANDS
  - ▨ RAILROAD R.O.W. WITHIN SUBJECT BOUNDARY

DATE SUBMITTED:  
**05.19.2017**

REVISION NO.	DATE
1	10/19/2017
2	01/24/2018
3	
4	
5	

PREPARED FOR:  
**OEO, LLC**  
7353 SOUTH ALTON WAY  
CENTENNIAL, CO 80112  
303.770.9111

SCALE: 1" = 200' JOB NO: 0043-1532 BY: BSS

**SHEET 2 OF 10**

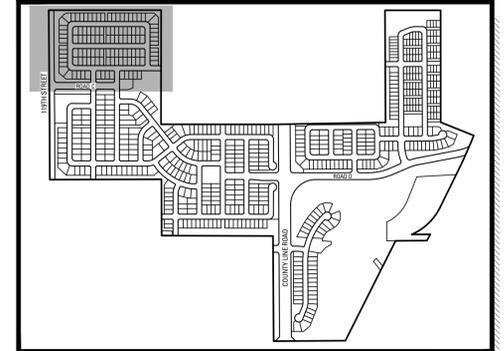
**KT ENGINEERING**  
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190

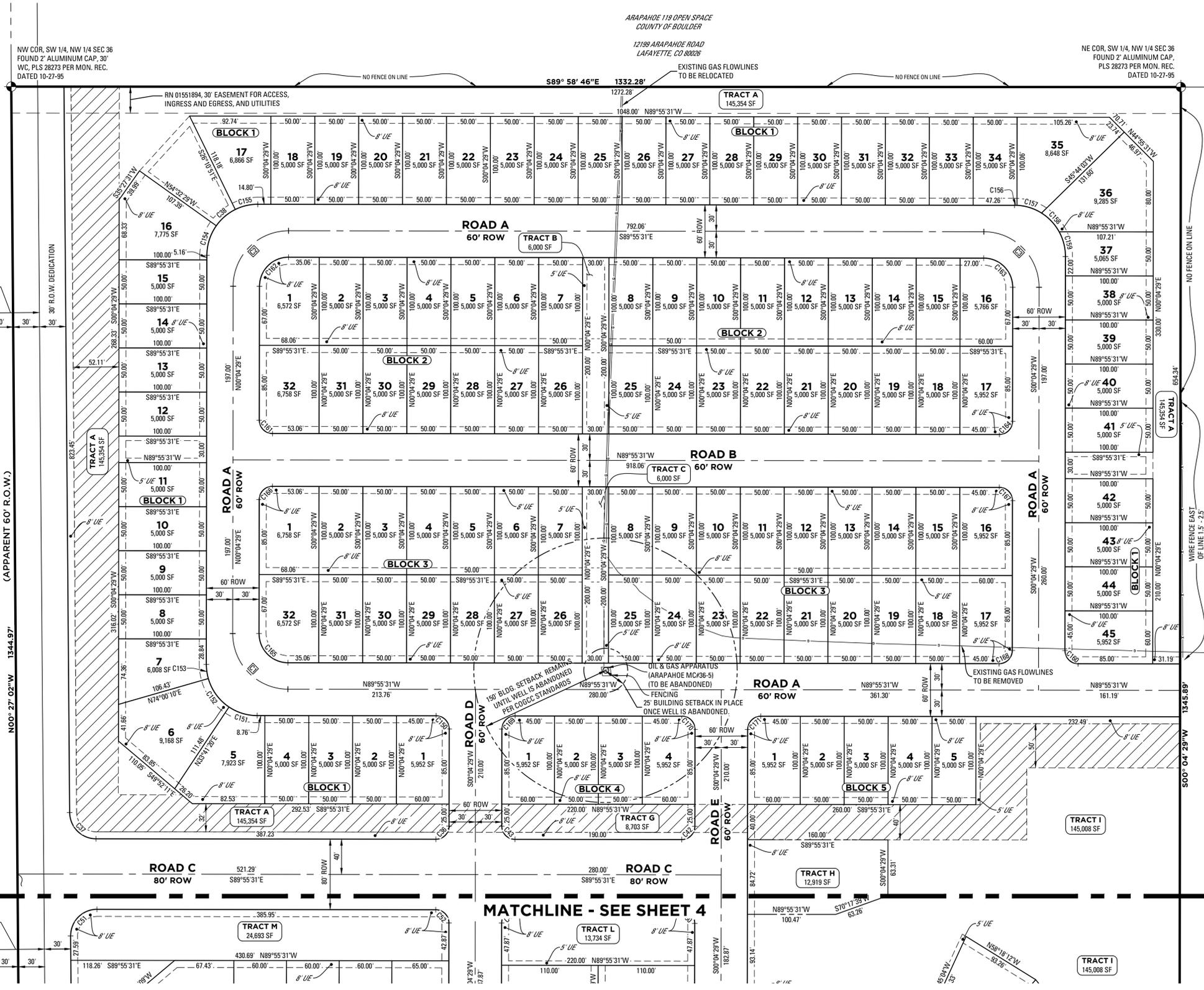
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# PARKDALE PRELIMINARY PLAT

LOCATED IN SECTION 36,  
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,  
COUNTY OF BOULDER, STATE OF COLORADO  
218.48 ACRES - 633 LOT / 54 TRACTS  
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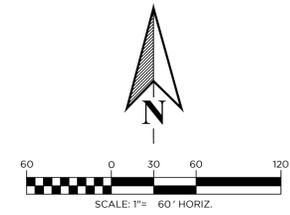
KEYMAP  
NTS



- LEGEND:**
- ◆ SECTION CORNER
  - FOUND PROPERTY PIN AS DESCRIBED
  - SET 18" NO. 5 REBAR WITH ORANGE PLASTIC CAP, PLS 3661, KT ENG
  - ⊕ APPARENT GAS WELL HEAD
  - UE UTILITY EASEMENT AS DESCRIBED
  - B.S.C. BETWEEN SECTION CORNERS
  - (13.52) RECORD DIMENSION

- SECTION LINE
- EASEMENT LINE
- 50' RAILROAD R.O.W.
- 100' RAILROAD R.O.W.
- 100 YR FLOODPLAIN
- DITCH FLOWLINE
- FENCE AS DESCRIBED
- ▨ EXTRACTION OIL & GAS EASEMENT BY SEPARATE DOCUMENT

DORTCH ELAINE J. & DEBRA & KENNETH  
146536000050



DATE SUBMITTED:		05.19.2017
REVISION NO.	DATE	
1	10/09/2017	
2	01/24/2018	
3		
4		
5		
PREPARED FOR:		
OEO, LLC 7353 SOUTH ALTON WAY CENTENNIAL, CO 80112 303.770.9111		
SCALE:	JOB NO:	BY:
1" = 60'	0043-1532	BSS
SHEET 3 OF 10		

**KT ENGINEERING**  
ENGINEERS • SURVEYORS  
12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190

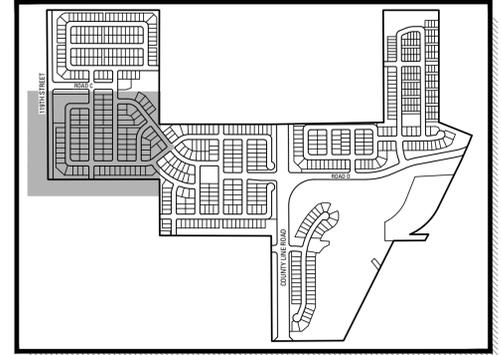
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# PARKDALE PRELIMINARY PLAT

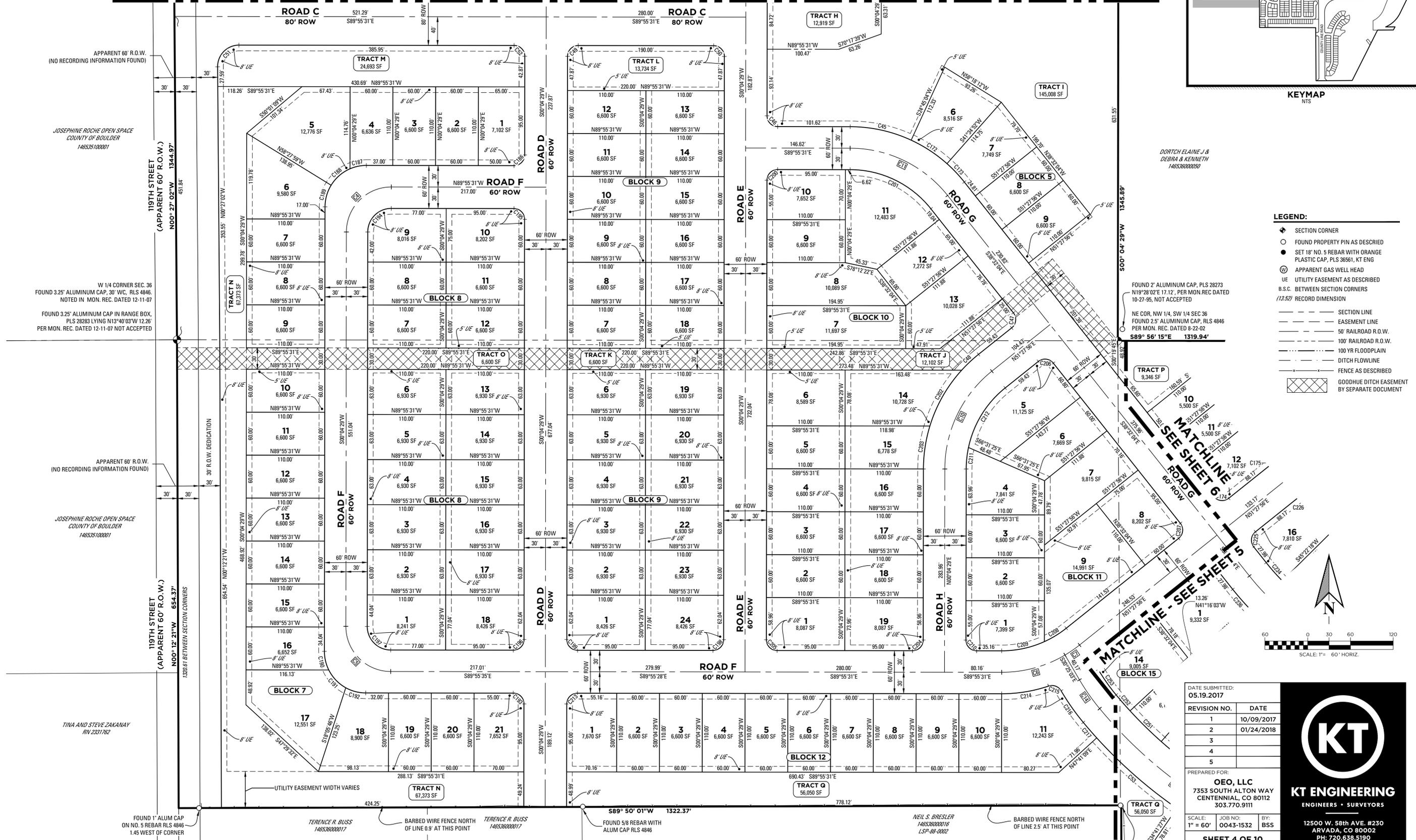
LOCATED IN SECTION 36,  
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,  
COUNTY OF BOULDER, STATE OF COLORADO  
218.48 ACRES - 633 LOT / 54 TRACTS  
PP-000894-2017

MATCHLINE - SEE SHEET 3

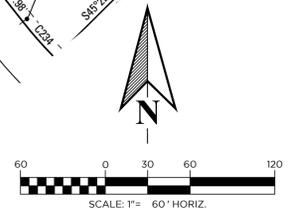
MATCHLINE - SEE SHEET 3



KEYMAP  
NTS



- LEGEND:**
- ◆ SECTION CORNER
  - FOUND PROPERTY PIN AS DESCRIBED
  - SET 18" NO. 5 REBAR WITH ORANGE PLASTIC CAP, PLS 36561, KT ENG
  - ⊙ APPARENT GAS WELL HEAD
  - UE UTILITY EASEMENT AS DESCRIBED
  - B.S.C. BETWEEN SECTION CORNERS
  - /13.52/ RECORD DIMENSION
  - SECTION LINE
  - - - EASEMENT LINE
  - 50' RAILROAD R.O.W.
  - 100' RAILROAD R.O.W.
  - 100 YR FLOODPLAIN
  - DITCH FLOWLINE
  - - - FENCE AS DESCRIBED
  - GOODHUE DITCH EASEMENT BY SEPARATE DOCUMENT



DATE SUBMITTED:  
**05.19.2017**

REVISION NO.	DATE
1	10/09/2017
2	01/24/2018
3	
4	
5	

PREPARED FOR:  
**OEO, LLC**  
7353 SOUTH ALTON WAY  
CENTENNIAL, CO 80112  
303.770.9111

SCALE: 1" = 60'    JOB NO: 0043-1532    BY: BSS

**SHEET 4 OF 10**

**KT ENGINEERING**  
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190

J:\0043\1532\SURVEY\PLAT\PRELIMINARY PLAT\DRAWINGS\PLAT SHEETS\1532-PRE-PLAT-SHEETS.dwg

APPARENT 60' R.O.W.  
(NO RECORDING INFORMATION FOUND)

JOSEPHINE ROCHE OPEN SPACE  
COUNTY OF BOULDER  
146535100001

W 1/4 CORNER SEC. 36  
FOUND 3.25" ALUMINUM CAP, 30" WC, RLS 4846,  
NOTED IN MON. REC. DATED 12-11-07

FOUND 3.25" ALUMINUM CAP IN RANGE BOX,  
PLS 28283 LYING N13°40'03"W 12.26'  
PER MON. REC. DATED 12-11-07 NOT ACCEPTED

APPARENT 60' R.O.W.  
(NO RECORDING INFORMATION FOUND)

JOSEPHINE ROCHE OPEN SPACE  
COUNTY OF BOULDER  
146535100001

TINA AND STEVE ZAKANAY  
RN 2331762

FOUND 1" ALUM CAP  
ON NO. 5 REBAR RLS 4846  
1.45 WEST OF CORNER

TERENCE R. BUSS  
146536000017

BARBED WIRE FENCE NORTH  
OF LINE 0.9' AT THIS POINT

TERENCE R. BUSS  
146536000017

FOUND 5/8 REBAR WITH  
ALUM CAP RLS 4846

NEIL S. BRASLER  
146536000016  
LSP-88-0002

BARBED WIRE FENCE NORTH  
OF LINE 2.5' AT THIS POINT

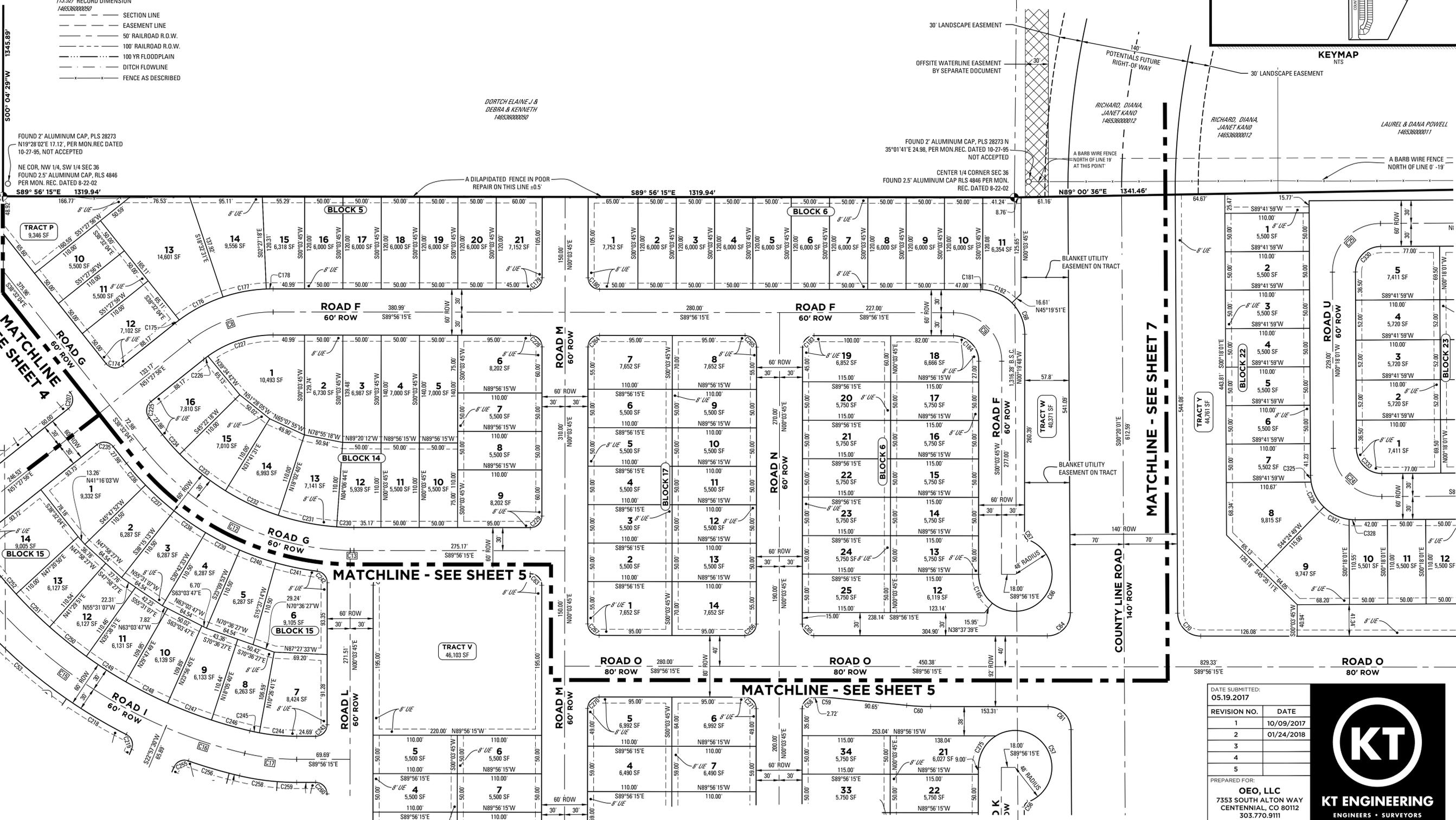
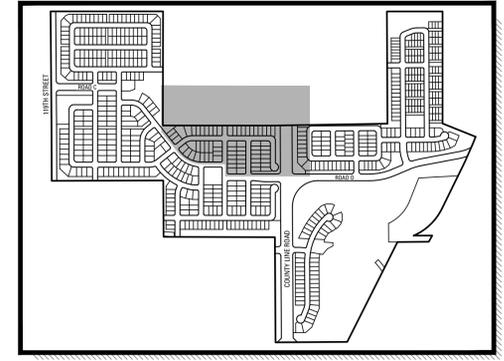
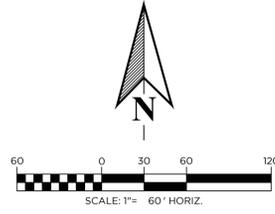


# PARKDALE PRELIMINARY PLAT

LOCATED IN SECTION 36,  
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,  
COUNTY OF BOULDER, STATE OF COLORADO  
218.48 ACRES - 633 LOT / 54 TRACTS  
PP-000894-2017

## LEGEND:

- ◆ SECTION CORNER
- FOUND PROPERTY PIN AS DESCRIBED
- SET 18" NO. 5 REBAR WITH ORANGE PLASTIC CAP, PLS 36561, KT ENG
- ⊙ APPARENT GAS WELL HEAD
- UE UTILITY EASEMENT AS DESCRIBED
- B.S.C. BETWEEN SECTION CORNERS
- (13.52) RECORD DIMENSION
- 146536000000 SECTION LINE
- EASEMENT LINE
- 50' RAILROAD R.O.W.
- 100' RAILROAD R.O.W.
- 100 YR FLOODPLAIN
- DITCH FLOWLINE
- FENCE AS DESCRIBED



DORTCH ELAINE J &  
DEBRA & KENNETH  
146536000000

ASSUMED TO BE NW COR, SE 1/4, NE 1/4 SEC 36  
FOUND 2" ALUMINUM CAP, UNREADABLE, NO MON. REC.  
LIES 1.49' NORTH OF PROPERTY CORNER

FOUND 2" ALUMINUM CAP, PLS 28273 N  
35°01'41" E 24.98', PER MON. REC. DATED 10-27-95  
NOT ACCEPTED

CENTER 1/4 CORNER SEC 36  
FOUND 2.5" ALUMINUM CAP RLS 4846 PER MON.  
REC. DATED 8-22-02

RICHARD, DIANA  
JANET KANO  
146536000012

RICHARD, DIANA  
JANET KANO  
146536000012

LAUREL & DANA POWELL  
146536000011

MATCHLINE  
SEE SHEET 4

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 7

SW COR, NW 1/4, SE 1/4 SEC 36  
FOUND 2.5" ALUMINUM CAP, RLS 4846,  
PER MON. REC. DATED 8-22-02

DATE SUBMITTED:		05.19.2017
REVISION NO.	DATE	
1	10/09/2017	
2	01/24/2018	
3		
4		
5		
PREPARED FOR:		
OEO, LLC		
7353 SOUTH ALTON WAY		
CENTENNIAL, CO 80112		
303.770.9111		
SCALE:	JOB NO.:	BY:
1" = 60'	0043-1532	BSS
SHEET 6 OF 10		

**KT ENGINEERING**  
ENGINEERS • SURVEYORS

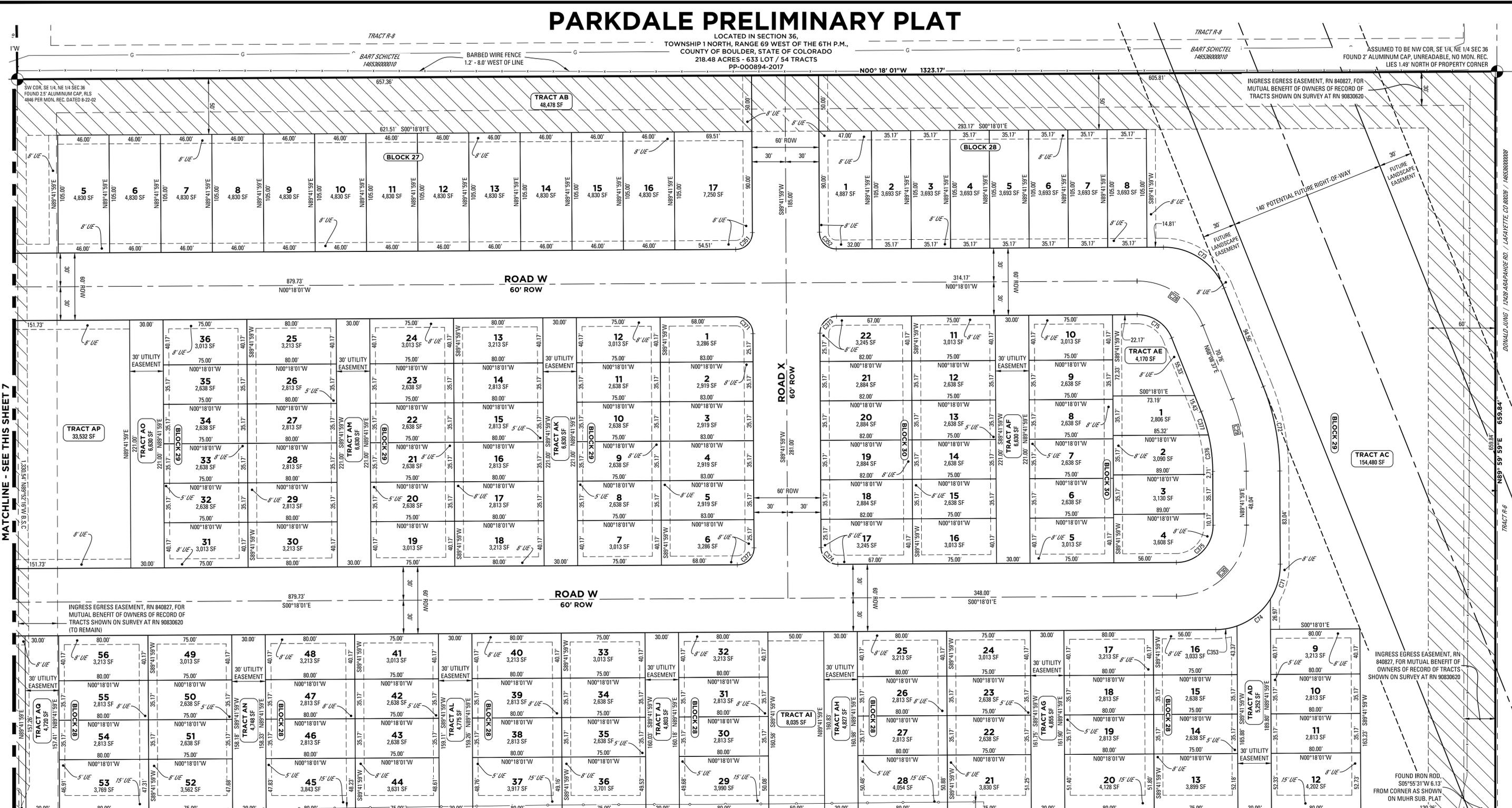
12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190



# PARKDALE PRELIMINARY PLAT

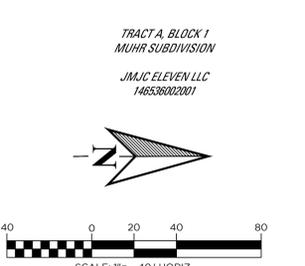
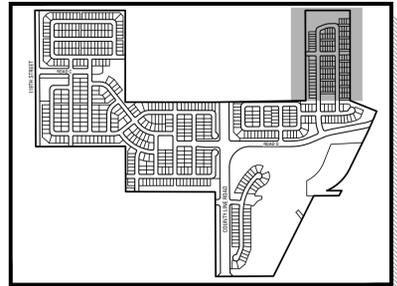
LOCATED IN SECTION 36,  
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,  
COUNTY OF BOULDER, STATE OF COLORADO  
218.48 ACRES - 633 LOT / 54 TRACTS  
PP-000894-2017

ASSUMED TO BE NW COR. SE 1/4, NE 1/4 SEC 36  
FOUND 2" ALUMINUM CAP, UNREADABLE, NO MON. REC.  
LIES 1.49' NORTH OF PROPERTY CORNER



MATCHLINE - SEE THIS SHEET 7

- LEGEND:**
- ◆ SECTION CORNER
  - FOUND PROPERTY PIN AS DESCRIBED
  - SET 18" NO. 5 REBAR WITH ORANGE PLASTIC CAP, PLS 36561, KT ENG
  - ⊙ APPARENT GAS WELL HEAD
  - UE UTILITY EASEMENT AS DESCRIBED
  - B.S.C. BETWEEN SECTION CORNERS (13.52) RECORD DIMENSION
  - SECTION LINE
  - - - EASEMENT LINE
  - - - 50' RAILROAD R.O.W.
  - - - 100' RAILROAD R.O.W.
  - - - 100 YR FLOODPLAIN
  - - - DITCH FLOWLINE
  - - - FENCE AS DESCRIBED
  - ▨ EXTRACTION OIL & GAS EASEMENT BY SEPARATE DOCUMENT



DATE SUBMITTED:  
**05.19.2017**

REVISION NO.	DATE
1	10/09/2017
2	01/24/2018
3	
4	
5	

PREPARED FOR:  
**OEO, LLC**  
7353 SOUTH ALTON WAY  
CENTENNIAL, CO 80112  
303.770.9111

SCALE: 1" = 40' JOB NO: 0043-1532 BY: BSS

**SHEET 8 OF 10**

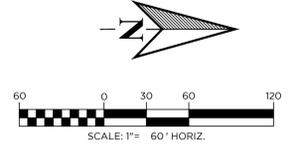
**KT ENGINEERING**  
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190

J:\0043\1532\SURVEY\PLAT\PRELIMINARY PLAT DRAWINGS\PLAT SHEETS\1532-PRE-PLAT SHEETS.dwg

# PARKDALE PRELIMINARY PLAT

LOCATED IN SECTION 36,  
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,  
COUNTY OF BOULDER, STATE OF COLORADO  
218.48 ACRES - 633 LOT / 54 TRACTS  
PP-000894-2017



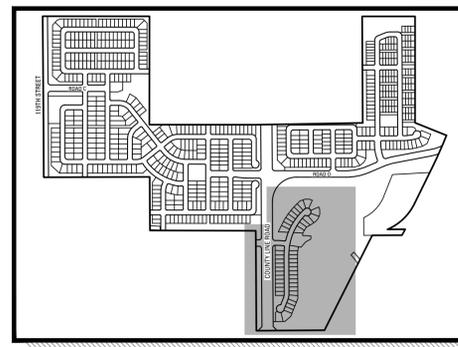
SOUTH 1/4 CORNER SEC 36  
FOUND 3.25" ALUMINUM CAP, AS 74"  
VC, RLS 4846, PER MON. REC.  
DATED 9-10-08

FOUND NO. 4  
REBAR NORTH OF  
CORNER 0.40'

APPARENT 150' R.O.W. AS  
STATED IN (RN 2972133)

COLORADO STATE HIGHWAY 7 (BASELINE ROAD)

BARBED WIRE FENCE  
ON LINE 1.10'



KEYMAP  
NTS

- LEGEND:**
- ◆ SECTION CORNER
  - FOUND PROPERTY PIN AS DESCRIBED
  - SET 18" NO. 5 REBAR WITH ORANGE PLASTIC CAP, PLS 36561, KT ENG
  - ⊕ APPARENT GAS WELL HEAD
  - UE UTILITY EASEMENT AS DESCRIBED
  - B.S.C. BETWEEN SECTION CORNERS
  - (1/3.52) RECORD DIMENSION
  - SECTION LINE
  - - - EASEMENT LINE
  - 50' RAILROAD R.O.W.
  - 100' RAILROAD R.O.W.
  - 100 YR FLOODPLAIN
  - DITCH FLOWLINE
  - FENCE AS DESCRIBED
  - ▨ CITY OF LAFAYETTE REUSE EASEMENT BY SEPARATE DOCUMENT
  - ▨ EXTRACTION OIL & GAS EASEMENT BY SEPARATE DOCUMENT

**NOTES:**

TRACT 'AV' IS RESERVED FOR FUTURE OIL & GAS OPERATIONS AND IS DEFINED ON SHEET 2.

BARBED WIRE FENCE  
ENDS AT 1.00'

THAD T. NGUYEN  
795 E. COUNTY LINE RD.  
BOULDER COUNTY  
146532800029

50' RAILROAD R.O.W. BASED ON OCCUPATION  
(ACQUIRED BY OEO, LLC)

20' SAN SEWER ESMT  
RN 344081 AND 344082

SE COR. NW 1/4, SE 1/4 SEC 36  
FOUND 2.5" ALUMINUM CAP RLS  
4846, PER MON. REC. DATED 8-22-02

DATE SUBMITTED:		05.19.2017
REVISION NO.	DATE	
1	10/09/2017	
2	01/24/2018	
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PREPARED FOR:		
OEO, LLC 7353 SOUTH ALTON WAY CENTENNIAL, CO 80112 303.770.9111		
SCALE:	JOB NO:	BY:
1" = 60'	0043-1532	BSS
SHEET 9 OF 10		

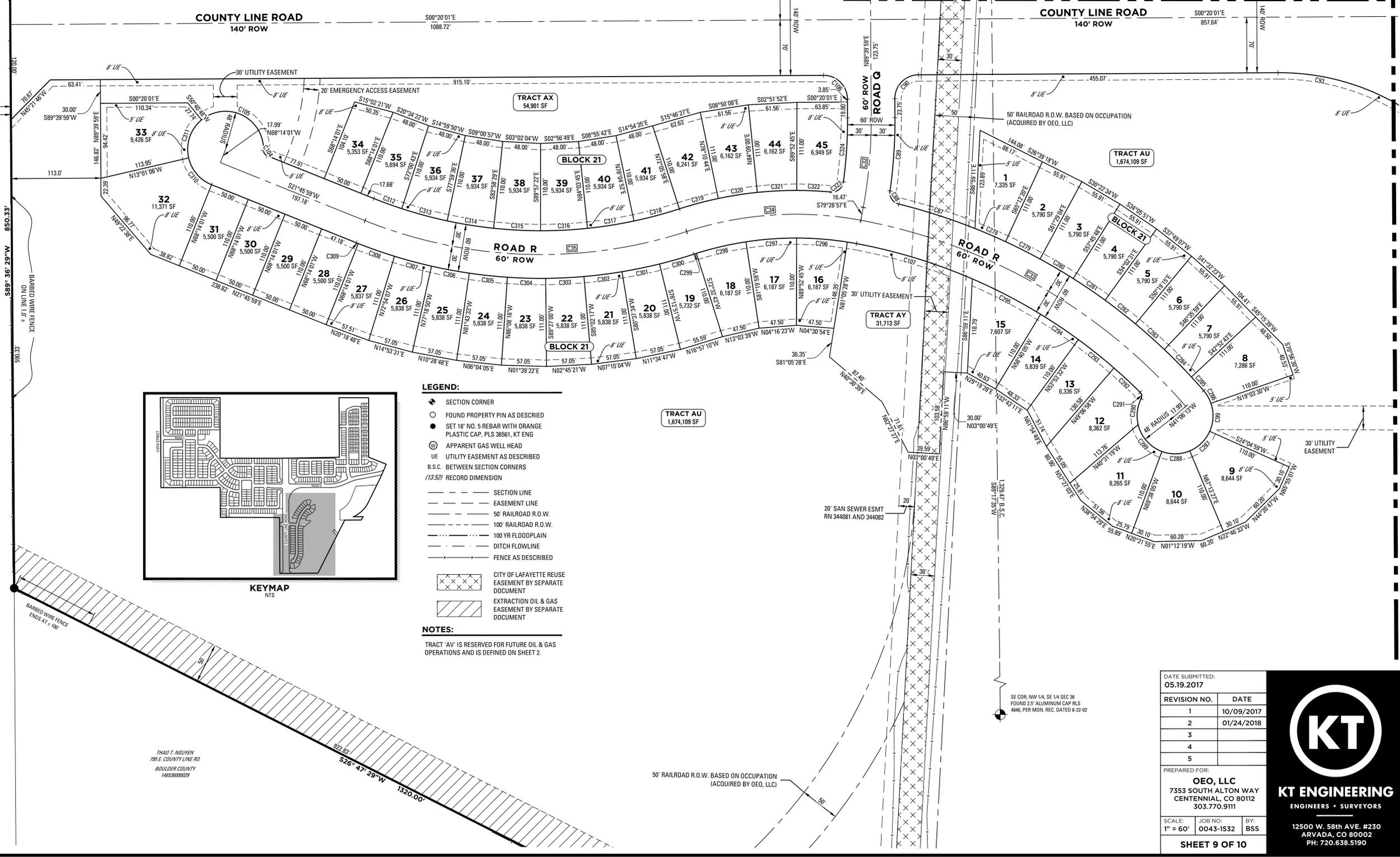
**KT ENGINEERING**  
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ARVADA, CO 80002  
PH: 720.638.5190

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MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 6



# PARKDALE PRELIMINARY PLAT

LOCATED IN SECTION 36,  
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,  
COUNTY OF BOULDER, STATE OF COLORADO  
218.48 ACRES - 633 LOT / 54 TRACTS  
PP-000894-2017

CENTERLINE CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGHT	CHD BEARING	CHD LN.
C1	90°00'00"	63.00'	98.96'	N44°55'31"W	89.10'
C2	90°00'00"	63.00'	98.96'	N45°04'29"E	89.10'
C3	90°00'00"	63.00'	98.96'	S44°55'31"E	89.10'
C4	90°00'00"	63.00'	98.96'	S45°04'29"W	89.10'
C5	90°00'04"	63.00'	98.96'	S44°55'33"E	89.10'
C6	30°29'32"	175.00'	93.13'	N74°49'43"E	92.04'
C7	8°07'01"	175.00'	24.79'	N55°31'27"E	24.77'
C8	38°35'49"	175.00'	117.89'	N70°45'51"E	115.67'
C9	90°00'00"	63.00'	98.96'	S44°56'15"E	89.10'
C10	51°23'27"	175.00'	156.96'	N25°46'13"E	151.76'
C11	51°23'27"	175.00'	156.96'	S64°13'47"E	151.76'
C12	50°36'44"	350.00'	309.17'	S63°50'26"E	299.22'
C13	0°47'26"	350.00'	4.83'	S89°32'31"E	4.83'
C14	9°23'59"	300.00'	49.22'	S35°07'02"E	49.16'
C15	27°11'40"	630.00'	299.02'	S53°24'52"E	296.22'
C16	9°52'28"	630.00'	108.58'	S71°56'56"E	108.44'
C17	13°03'05"	300.00'	68.34'	S83°24'42"E	68.19'
C18	22°53'45"	175.00'	69.93'	S11°30'38"W	69.47'
C19	90°00'00"	63.00'	98.96'	N45°03'45"E	89.10'
C20	22°59'44"	700.00'	280.94'	N78°33'53"E	279.06'
C21	12°12'30"	750.00'	159.81'	N73°10'16"E	159.51'
C22	13°52'00"	475.00'	114.96'	N72°20'32"E	114.68'
C23	90°00'00"	63.00'	98.96'	S44°41'59"W	89.10'
C24	90°00'00"	63.00'	98.96'	N45°18'01"W	89.10'
C25	90°00'00"	63.00'	98.96'	N44°41'59"E	89.10'
C26	90°00'00"	63.00'	98.96'	S45°18'01"E	89.10'
C27	22°37'58"	475.00'	187.63'	N11°37'00"W	186.41'
C28	68°26'38"	63.00'	73.57'	N33°55'18"E	69.27'
C29	21°33'22"	175.00'	65.84'	N78°55'18"E	65.45'
C30	90°00'00"	63.00'	98.96'	S45°18'01"E	89.10'
C31	16°59'37"	610.00'	180.92'	N81°12'11"E	180.26'
C32	10°51'04"	600.00'	113.63'	S84°54'29"E	113.46'
C33	38°22'43"	720.00'	482.28'	S29°42'25"W	473.32'
C34	28°25'04"	450.00'	223.19'	S03°41'29"E	220.91'
C35	39°40'01"	600.00'	415.39'	S01°55'59"W	407.15'

TRACTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LN.
C64	90°23'47"	30.00'	47.33'	S44°51'52"W	42.57'
C65	90°00'00"	15.00'	23.56'	N44°56'15"W	21.21'
C66	198°21'19"	48.00'	166.17'	N29°27'00"E	94.77'
C67	69°47'26"	7.00'	8.53'	N34°49'57"W	8.01'
C68	44°43'55"	58.00'	45.28'	N22°18'12"W	44.14'
C69	90°21'46"	30.00'	47.31'	S44°52'52"W	42.56'
C70	89°36'13"	30.00'	46.92'	N45°08'08"W	42.28'
C71	32°20'48"	58.00'	32.74'	N74°07'37"W	32.31'
C72	21°33'22"	205.00'	77.13'	S78°55'18"W	76.67'
C73	68°26'38"	58.00'	69.29'	S33°55'18"W	65.24'
C74	38°31'52"	58.00'	39.00'	N38°41'17"W	38.27'
C75	68°26'38"	33.00'	39.42'	N33°55'18"E	37.12'
C76	1°25'52"	5450.80'	136.15'	S22°27'40"W	136.15'
C77	18°03'10"	440.00'	138.63'	S70°14'57"W	138.06'
C78	7°17'53"	790.00'	100.62'	S75°37'35"W	100.56'
C79	86°50'53"	30.00'	45.47'	N64°35'55"W	41.24'
C80	12°40'47"	435.00'	96.27'	N14°50'05"W	96.07'
C81	65°48'31"	48.00'	55.13'	N74°23'23"W	52.15'
C82	14°05'41"	515.00'	126.69'	S14°15'45"E	126.37'
C83	88°22'37"	30.00'	46.27'	S22°52'43"W	41.82'
C84	22°59'44"	660.00'	264.89'	S78°33'53"W	263.12'
C85	89°38'14"	30.00'	46.93'	N45°07'08"W	42.29'
C87	7°43'33"	750.00'	101.13'	S17°42'35"W	101.05'
C88	84°15'00"	15.00'	22.06'	S55°58'18"W	20.12'
C89	8°25'49"	630.00'	92.70'	N86°07'07"W	92.61'
C90	90°00'00"	30.00'	47.12'	N45°20'01"W	42.43'
C91	90°23'47"	300.00'	473.31'	N44°51'52"E	425.73'
C92	22°59'44"	740.00'	297.00'	N78°33'53"E	295.01'
C93	12°12'30"	710.00'	151.28'	N73°10'16"E	151.00'
C94	10°25'18"	510.00'	92.77'	N74°03'52"E	92.64'
C95	1°43'23"	5450.80'	163.93'	S25°13'39"W	163.92'
C96	42°55'14"	500.00'	374.55'	S43°14'44"W	365.86'
C97	9°33'31"	725.00'	120.95'	N39°08'51"W	120.81'
C98	11°55'24"	675.00'	140.47'	S37°57'55"E	140.21'
C99	43°08'28"	48.00'	36.14'	N87°29'15"W	35.29'
C100	42°55'14"	500.00'	374.55'	N43°14'44"E	365.86'
C101	40°33'18"	666.26'	471.59'	S46°29'50"W	461.81'
C102	9°33'31"	725.00'	120.95'	S39°08'51"E	120.81'
C103	11°55'24"	675.00'	140.47'	N37°57'55"W	140.21'
C104	69°46'09"	7.00'	8.52'	S56°39'04"W	8.01'
C105	130°51'20"	47.99'	109.59'	S26°06'28"W	87.28'
C106	90°00'00"	30.00'	47.12'	N44°39'59"E	42.43'
C107	13°42'52"	690.00'	165.16'	N16°22'26"E	164.77'
C108	90°00'00"	30.00'	47.12'	S45°20'01"E	42.43'

TRACTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LN.
C36	90°00'00"	15.00'	23.56'	S45°04'29"W	21.21'
C37	89°28'29"	30.00'	46.85'	N45°11'17"W	42.23'
C38	28°21'38"	58.00'	28.71'	S49°38'20"W	28.42'
C42	90°00'00"	15.00'	23.56'	S45°04'29"W	21.21'
C43	90°00'00"	15.00'	23.56'	N44°55'31"W	21.21'
C45	24°40'35"	205.00'	88.29'	N77°35'13"W	87.61'
C46	90°00'00"	15.00'	23.56'	N44°55'31"W	21.21'
C47	90°00'00"	15.00'	23.56'	S6°27'56"W	21.21'
C48	9°02'49"	205.00'	32.37'	S46°56'32"W	32.34'
C49	90°00'00"	15.00'	23.56'	N45°04'29"E	21.21'
C50	90°00'00"	15.00'	23.56'	S44°55'31"E	21.21'
C51	90°31'31"	30.00'	47.40'	N44°48'43"E	42.62'
C52	90°00'00"	15.00'	23.56'	S44°55'31"E	21.21'
C53	12°59'42"	660.00'	149.69'	S48°48'42"E	149.37'
C54	90°00'00"	30.00'	47.12'	S44°39'59"W	42.43'
C55	90°00'00"	58.00'	91.11'	N45°03'45"E	82.02'
C56	69°47'26"	7.00'	8.53'	N34°57'28"E	8.01'
C57	191°07'22"	48.00'	160.11'	N25°42'30"W	95.55'
C58	90°00'00"	15.00'	23.56'	N45°03'45"E	21.21'
C59	5°42'41"	286.00'	28.51'	S87°04'54"E	28.50'
C60	5°42'41"	314.00'	31.30'	S87°04'54"E	31.29'
C61	89°36'13"	30.00'	46.92'	S45°08'08"E	42.28'
C62	90°00'00"	15.00'	23.56'	N45°03'45"E	21.21'
C63	90°00'00"	15.00'	23.56'	S44°56'15"E	21.21'

LOTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LN.
C150	90°00'00"	15.00'	23.56'	S44°55'31"E	21.21'
C151	33°36'51"	58.00'	34.03'	S73°07'05"E	33.54'
C152	40°18'49"	58.00'	40.81'	S36°09'15"E	39.97'
C153	16°04'19"	58.00'	16.27'	S7°57'41"E	16.22'
C154	35°23'02"	58.00'	35.82'	S17°46'00"W	35.25'
C155	26°15'20"	58.00'	26.58'	S76°56'49"W	26.35'
C156	2°42'25"	58.00'	2.74'	N88°34'18"W	2.74'
C157	29°12'49"	58.00'	29.57'	N72°36'41"W	29.25'
C158	29°12'49"	58.00'	29.57'	N43°23'52"W	29.25'
C159	28°51'57"	58.00'	29.22'	N14°21'29"W	28.91'
C160	90°00'00"	15.00'	23.56'	N44°55'31"W	21.21'
C161	90°00'00"	15.00'	23.56'	N44°55'31"W	21.21'
C162	90°00'00"	33.00'	51.84'	N45°04'29"E	46.67'
C163	90°00'00"	33.00'	51.84'	S44°55'31"E	46.67'

LOTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LN.
C164	90°00'00"	15.00'	23.56'	S45°04'29"W	21.21'
C165	90°00'00"	33.00'	51.84'	N44°55'31"W	46.67'
C166	90°00'00"	15.00'	23.56'	N45°04'29"E	21.21'
C167	90°00'00"	15.00'	23.56'	S44°55'31"E	21.21'
C168	90°00'00"	15.00'	23.56'	S45°04'29"W	21.21'
C169	90°00'00"	15.00'	23.56'	N45°04'29"E	21.21'
C170	90°00'00"	15.00'	23.56'	S44°55'31"E	21.21'
C171	90°00'00"	15.00'	23.56'	N45°04'29"E	21.21'
C172	16°49'48"	205.00'	60.22'	N56°50'02"W	60.00'
C173	9°53'04"	205.00'	35.37'	N43°28'36"W	35.32'
C174	90°00'00"	15.00'	23.56'	N83°32'04"W	21.21'
C175	1°54'36"	205.00'	6.83'	S52°25'14"W	6.83'
C176	18°04'56"	205.00'	64.70'	S62°25'00"W	64.43'
C177	16°05'13"	205.00'	57.56'	S79°30'05"W	57.37'
C178	2°31'04"	205.00'	9.01'	S88°48'14"W	9.01'
C179	90°00'00"	15.00'	23.56'	S45°03'45"W	21.21'
C180	90°00'00"	15.00'	23.56'	N44°56'15"W	21.21'
C181	2°57'54"	58.00'	3.00'	N88°27'18"W	3.00'
C182	42°18'12"	58.00'	42.82'	N65°49'15"W	41.86'
C183	90°00'00"	15.00'	23.56'	N45°03'45"E	21.21'
C184	90°00'00"	33.00'	51.84'	S44°55'15"E	46.67'
C185	51°26'06"	48.00'	43.09'	S25°39'18"E	41.66'
C186	90°00'00"	15.00'	23.56'	S45°04'29"W	21.21'
C187	23°21'46"	58.00'	23.65'	S78°23'36"W	23.49'
C188	35°10'42"	58.00'	35.61'	S49°07'22"W	35.05'
C189	31°27'32"	58.00'	31.85'	S15°48'15"W	31.45'
C190	26°35'13"	58.00'	26.91'	S13°13'07"E	26.67'
C191	34°32'51"	58.00'	34.97'	S43°47'09"E	34.44'
C192	28°51'57"	58.00'	29.22'	S75°29'32"E	28.91'
C193	90°00'00"	15.00'	23.56'	S44°55'31"E	21.21'
C194	90°00'00"	33.00'	51.84'	N45°04'29"E	46.67'
C195	90°00'00"	15.00'	23.56'	S44°55'31"E	21.21'
C196	90°00'00"	15.00'	23.56'	S45°04'29"W	21.21'
C197	90°00'00"	33.00'	51.84'	N44°55'31"W	46.67'
C198	90°00'00"	15.00'	23.56'	S45°04'29"W	21.21'
C199	90°00'00"	15.00'	23.56'	N44°55'31"W	21.21'
C200	90°00'00"	15.00'	23.56'	N45°04'29"E	21.21'
C201	51°23'27"	145.00'	130.06'	S64°13'47"E	125.74'
C202	25°19'31"	205.00'	90.61'	S29°45'22"W	89.88'
C203	17°01'07"	205.00'	60.89'	S8°35'03"W	60.67'
C204	90°00'00"	15.00'	23.56'	S45°04'29"W	21.21'
C205	90°00'00"	15.00'	23.56'	N44°55'31"W	21.21'
C206	90°00'00"	15.00'	23.56'	S83°32'04"E	21.21'
C207	90°00'00"	15.00'	23.56'	S6°27'56"W	21.21'
C208	14°14'14"	145.00'	36.03'	S58°35'03"W	35.94'
C209	24°22'19"	145.00'	61.68'	S77°53'20"W	61.21'
C210	90°00'00"	15.00'	23.56'	N44°55'31"W	21.21'
C211	11°58'00"	145.00'	30.28'	N6°03'29"E	30.23'
C212	39°25'27"	145.00'	99.77'	N31°45'12"E	97.82'
C213	90°00'00"	15.00'	23.56'	N45°04'29"E	21.21'
C214	18°41'49"	205.00'	66.90'	N80°43'35"E	66.60'
C215	78°02'22"	15.00'	20.43'	S69°29'29"E	18.89'
C216	9°22'32"	330.00'			

# TOWN OF ERIE

*645 Holbrook Street  
Erie, CO 80516*



## **Meeting Minutes**

**Wednesday, February 21, 2018**

**6:30 PM**

**Council Chambers**

**Planning Commission**

**I. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO FLAG**

Chairman Bottenhorn called the February 21, 2018 Planning Commission Meeting to order at 6:30pm.

**II. ROLL CALL**

Roll Call:

- Commissioner Campbell - present
- Commissioner Fraser - present
- Commissioner Gippe - present
- Commissioner Harrison - present
- Commissioner Hedahl - present
- Commissioner Zuniga - present
- Chairman Bottenhorn - present

**III. APPROVAL OF THE AGENDA**

Commissioner Campbell moved to approve the agenda of the February 21, 2018 Planning Commission Meeting. The motion, seconded by Commissioner Gippe, carried with all voting in favor thereof.

**IV. APPROVAL OF MINUTES**

[18-090](#) Approval of the January 17, 2018 Planning Commission Meeting Minutes

**Attachments:** [1-17-2018 PC Meeting Minutes](#)

Commissioner Gippe moved to approved the meeting minutes of the January 17, 2018 Planning Commission Meeting. The motion, seconded by Commissioner Campbell, carried with all voting in favor thereof.

**V. PUBLIC COMMENTS**

There were no public comments taken.

**VI. RESOLUTIONS**

[18-088](#) PUBLIC HEARING: A Resolution Regarding The Parkdale Preliminary Plat, Adopting Certain Findings of Fact and Conclusions Favorable To The Preliminary Plat.

- Attachments:**
- [A Staff Memo](#)
  - [B Resolution P18-04](#)
  - [C Proposed Parkdale PUD Overlay Map](#)
  - [D Preliminary Civil and Landscape Plans](#)
  - [E Applicant Materials](#)
  - [F Reports & Studies](#)
  - [G Referral Responses & Comments](#)

[18-089](#) PUBLIC HEARING: Resolution P18-03: A Resolution Regarding The

Parkdale PUD Overlay Map, Adopting Certain Findings of Fact and Conclusions Favorable To The PUD Rezoning.

**Attachments:** [A Staff Memo](#)  
[B Resolution P18-03](#)  
[C Exhibit A - PUD Zoning Map](#)  
[D Applicant Materials](#)

Chairman Bottenhorn opened the Public Hearing for Resolution No. P18-03 & Resolution P18-04: Resolutions Regarding the Parkdale PUD Overlay Map and Preliminary Plat at 6:32pm.

Director of Planning & Development, Todd Bjerkaas, presented the proposed Resolutions to the Commission. These are public hearings and include the Parkdale Preliminary Plat and PUD Overlay. The applicant for the applications is OEO LLC represented by Mr. Matt Janke, Chris Elliott, Corey Elliott and their consultants.

Staff finds the Parkdale PUD Overlay Map in compliance with the PUD Rezoning approval criteria and recommends approval of the PUD Amendment with one technical correction as included in draft Resolution. In addition, staff is recommending approval of the Preliminary Plat with four conditions.

Parkdale is located north of Colorado State Highway 7; west of County Line Road; south of Arapahoe Road and east of 119th Street. The property is a total of 218.48 acres. Just east of the property is the City of Lafayette's Sanitary Sewer Treatment Facility, Coal Creek Park Open Space and the existing Tri-County Storage. North of the property is Rural Residential and Open Space in unincorporated Boulder County. To the west is Rural Residential and future development, the Great Bark Dog Park in the City of Lafayette and Agricultural in unincorporated Boulder County. To the south of the property is Rural Residential in unincorporated Boulder County and future regional business in the City of Lafayette.

The Parkdale property will allow for residential uses and parks open space. The overall density of Parkdale is 2.9 units per acre and is in compliance with the Comp Plan density of 2 to 6 dwelling units per acre and within the LR zoning districts maximum density of 5 dwelling units per acre. The PUD Overlay proposed with this application creates 7 villages that designate the number of dwelling units, residential use type and area designated for each village. The PUD sets a maximum number of dwelling units for the entire development at 642 units, with 114 of those units being an attached residential product.

Designations for this property include major public right-of-way locations, public open space, privately maintained open space, pocket parks, trails and oil and gas facilities. The PUD will consist of single family detached products as well as single family attached products in the form of paired homes.

As a part of the Preliminary Plat, the applicant proposes a new gateway into the Town of Erie through construction of a new intersection at Colorado State Highway 7 and the realignment of County Line Road as a landscaped arterial parkway. A collector road heading east from this arterial provides access to the Messersmith-Boele Open Space and the original County Line Road alignment.

The original County Line Road will terminate about 1,300 feet north of its intersection with Colorado State Highway 7 and will be reclaimed as open space. In addition, there will be an access point from N. 119th Street at the western half of the subdivision and an access point from the new County Line Road alignment. The northeast portion of the subdivision will have two access points from the east/west collector road and the southeast portion of the property has a single access point from the new County Line Road alignment.

Again, staff recommends that the Planning Commission recommend approval to the Board of Trustees for the Parkdale PUD Overlay and Zoning and the Preliminary Plat by approving the draft resolutions as proposed.

Chairman Bottenhorn gave an oath for those applicants wanting to give testimony to the Commission regarding the Parkdale subdivision.

Mr. John Prestwich of PCS Group, a land planning and landscape architectural firm in the Metro Denver area, addressed the Commission regarding the Parkdale community and provided an overview of the plan for Parkdale. This subdivision proposes to add four miles of trails to the community.

Chairman Bottenhorn allowed for any Public Comment at this time.

Mr. Ken Martin, Chairman of the Open Space and Trails Advisory Board (OSTAB) for the Town of Erie, was given the oath by Chairman Bottenhorn prior to his comment. Mr. Martin wanted to discuss comments submitted to staff by the Open Space and Trails Advisory Board. The Board is in agreement with the proposed open space location as most of it is a marsh area being declared as a critical wildlife habitat by Boulder County. It is one of the largest marshes along the front range with a number of rare and declining bird species that occupy it. OSTAB has two concerns. One concern is, does all the proposed dedication meet the requirements of the Unified Development Code (UDC)? The second concern is, is this resource adequately protected with the current design? The UDC states what type of land should be allowed in the dedication in addition to any exclusions. The two most important being only land that is 300 feet in width or greater. The second would be oil and gas setbacks are not permitted. There seems to be areas that are off regarding the 300 foot restriction according to their (OSTAB) calculations. There are provisions in the UDC to accept areas that are less than 300 feet if there's a trail and there is a spine trail indicated. The Planning Commission and the Board of Trustees should be aware of what actually is a qualified open space and does that special condition have to be met. There is concern for the human activity and the wildlife in the marsh area. OSTAB considered possible alternatives to mitigate some of the concerns to provide more protection than the current design proposal. After consideration, OSTAB would like to continue their original recommendation of eliminating the lots adjacent to the wetland/marsh area as well as the road accessing the area.

Chairman Bottenhorn turned to the Commission for questions/comments of the applicant, staff and Mr. Martin.

Mr. Matt Janke, Mr. Christ Elliott, Mr. John Prestwich and Mr. Martin answered questions of the Commissioners.

Some questions/comments of the Commission included:

Wetlands

- Dedication/Setbacks/Drainage/Topography

- Elimination/Reduction of Homes (OSTAB concern)
- Reducing Number of Home Lots
- Oil & Gas**
  - Well Sites/Setbacks
  - Access to Site/Affects on the Wetlands
  - Impact of Wells To Be Moved Into the Wetland Area
  - Intention with Oil & Gas Drilling Routes (horizontal)
  - Current Number of Existing/Potential Wells
- Road Construction/Transportation**
  - Transportation Issues
  - Gateways into the Town
  - Flow of Traffic
  - Lighted Intersection at Road O
  - Final Configuration of County Line Rd (Road O)
  - Traffic Study
  - Compass Development Traffic
  - North/South Connector to County Line Road
  - Fly-Throughs in Line with Traffic
  - Relation to Highway 7 Routes
  - Short Term Treatment at Road O
  - Road Alignment
- Open Space/Parks**
  - Acreage Calculation
  - Fee in Lieu/Park Impact Fee Collection & Usage
- School District**
  - Fee In Lieu
  - Boulder Valley School District
- Landscape/Grading**
  - Tree/Berm Location
  - Landscape Images
  - Groundwater/Geotech Reports/Basements
  - 100 Year Flood Calculation & Impact
  - Army Corps of Engineering Requirements & UDC
  - Urban Drainage and Flood Control District Meeting
- Signage**
- Sanitation Service**
- Referral Response from City of Lafayette**
- Size/Scale of Homes**
- Age Targeted Housing Areas**
- Number of Home Builder Partners**
- Construction Timeline**
- Potential Population**

Chairman Bottenhorn closed the Public Hearing at 8:16pm and asked the Commission for any final comments.

The Commissioners had no further comments or concerns and thanked the applicants and staff for their presentations.

Commissioner Fraser moved to approve Resolution P18-04: A Resolution Regarding The Parkdale Preliminary Plat. The motion, seconded by Commissioner Harrison, carried with all voting in favor thereof.

Commissioner Fraser moved to approve Resolution P18-03: A Resolution

Regarding The Parkdale PUD Overlay Map. The motion, seconded by Commissioner Harrison, carried with all voting in favor thereof.

## **VII. STAFF REPORTS**

Deborah Bachelder, Planning Manager/Deputy Director of Planning & Development, updated the Commission on the Board of Trustees recent Study Session topic - a Modification of Oil & Gas Well Setbacks. Staff was requested to review the current code requirements and prepare a draft for consideration of the Planning Commission.

Mrs. Bachelder introduced the Town's newest Planner, Audem Gonzales to the Commission. Audem has been with the Town for three weeks.

## **VIII. COMMISSIONER REPORTS AND DISCUSSION ITEMS**

The Commission has nothing to report.

## **IX. ADJOURNMENT**

Chairman Bottenhorn adjourned the February 21, 2018 Planning Commission Meeting at 8:21pm.